

SALE

RETAIL



PRIME DOWNTOWN REDEVELOPMENT



405 LAFAYETTE ROAD, NOBLESVILLE, IN 46060

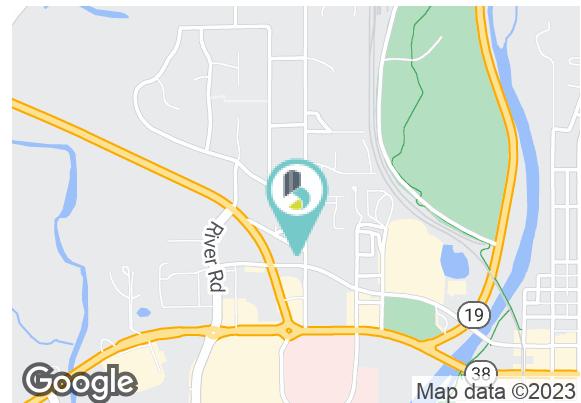
#### PROPERTY HIGHLIGHTS

- Less than a 1/2 mile from Downtown Noblesville that boasts booming development (\$1.2B) and growth (2,150 new jobs, 5.7M SF of new Commercial Space, 6,606 new Residential Units since 2020)
- Flexible Zoning "PB" which allows for a variety of Commercial Uses Fast Food, Boutique Restaurant, Retail, Office, Medical, Government, & Automotive/Light Industrial, Fuel Station, Car Wash, Boutique Retail, Bank, & Offices as possible uses
- Located in the brand new Apartment Corridor (Federal Hill Apartments & Nexus Apartments of Noblesville) next to Riverview Hospital

SALE PRICE      SUBJECT TO OFFER

Lot Size: 0.73 AC

Building Size: 1,271 SF



BRADLEY COMPANY MATT WITSKEN

310 E. 96th St., Suite 100  
Indianapolis, IN 46240  
317.663.6000

Broker  
239.821.4347  
mwitsken@bradleyco.com



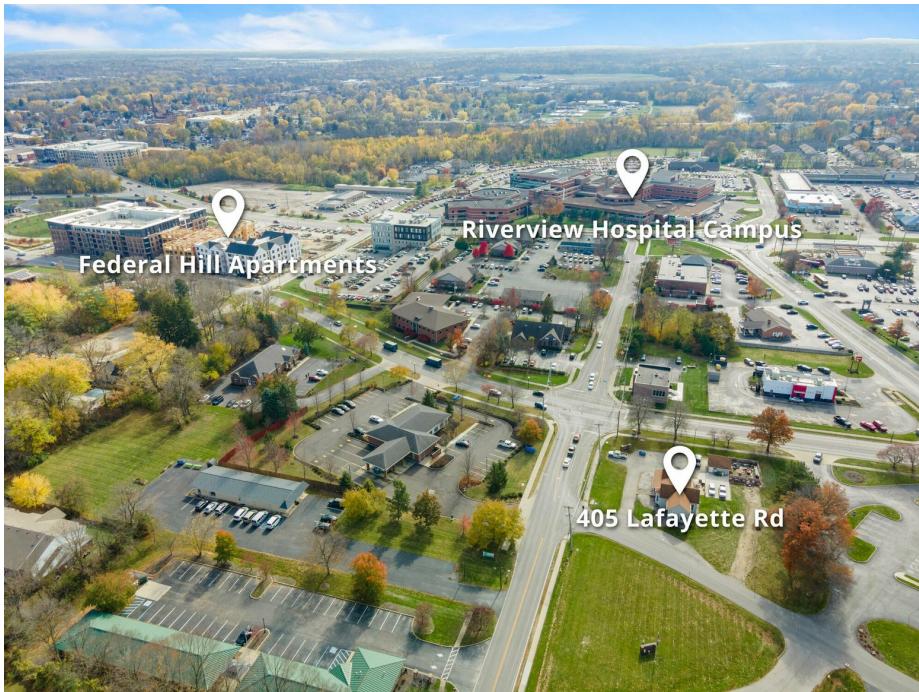
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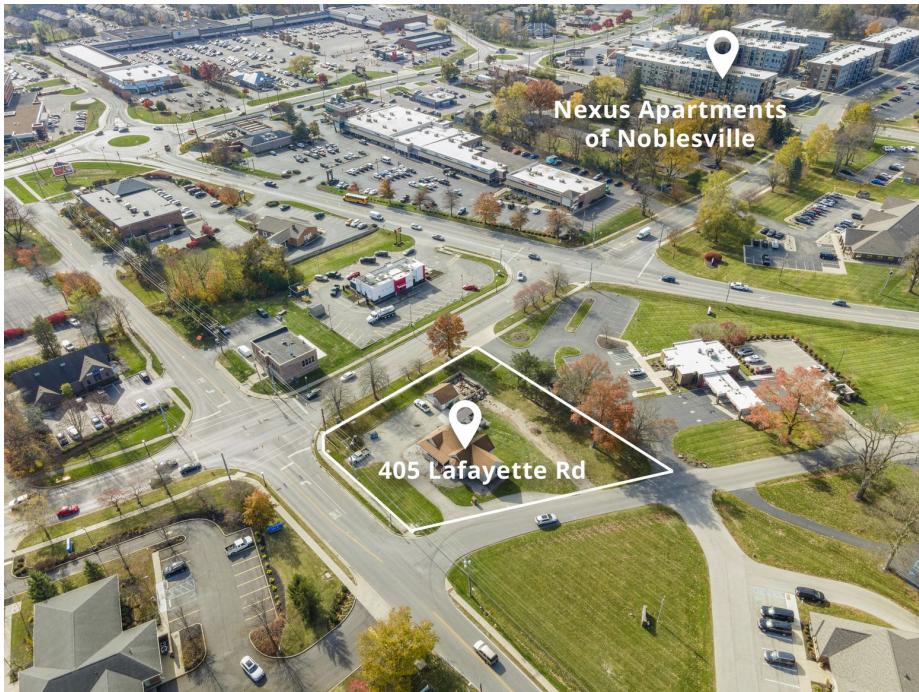
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## PROPERTY DESCRIPTION

Excellent Commercial property on a Signalized Hard Corner in the heart of Noblesville, near SR 38 & SR 32. Next to Riverview Hospital & the Federal Hill Commons with desirable/flexible Zoning which allows for an array of uses in Hamilton County Indiana, one of the fastest growing counties in the US! Fast-Food, Retail, Automotive, Fuel Station, Office, Medical, Bank, Boutique Restaurant or Bar, the possibilities are vast! Supported by growing traffic counts in a brand new Apartment Development corridor. (Federal Hill Apartments directly across Logan St. to SE has 222 Apartments)

## OFFERING SUMMARY

Sale Price: Subject to Offer

Building Size: 1,271 SF

Lot Size: 0.73 AC

Year Built: 1940

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**PROFESSIONAL BACKGROUND**

Matt Witsken joined the Bradley Company in June of 2023 at our principal office in Indianapolis. Matt prides himself on building quality relationships based on trust. He has an extensive sales background including B2B, medical, and residential real estate, which he leverages to provide clients with forward-looking information to empower their decision-making. Being a former college athlete, he has a tenacious attitude that helps him excel in negotiations and overall brokering for his clients' best interests.

**EDUCATION**

Bachelor of Science, Business Sports Management - Palm Beach Atlantic University & Florida Gulf Coast University

**MEMBERSHIPS**

NAR • IAR • ICBR

Licensed Insurance Agent

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